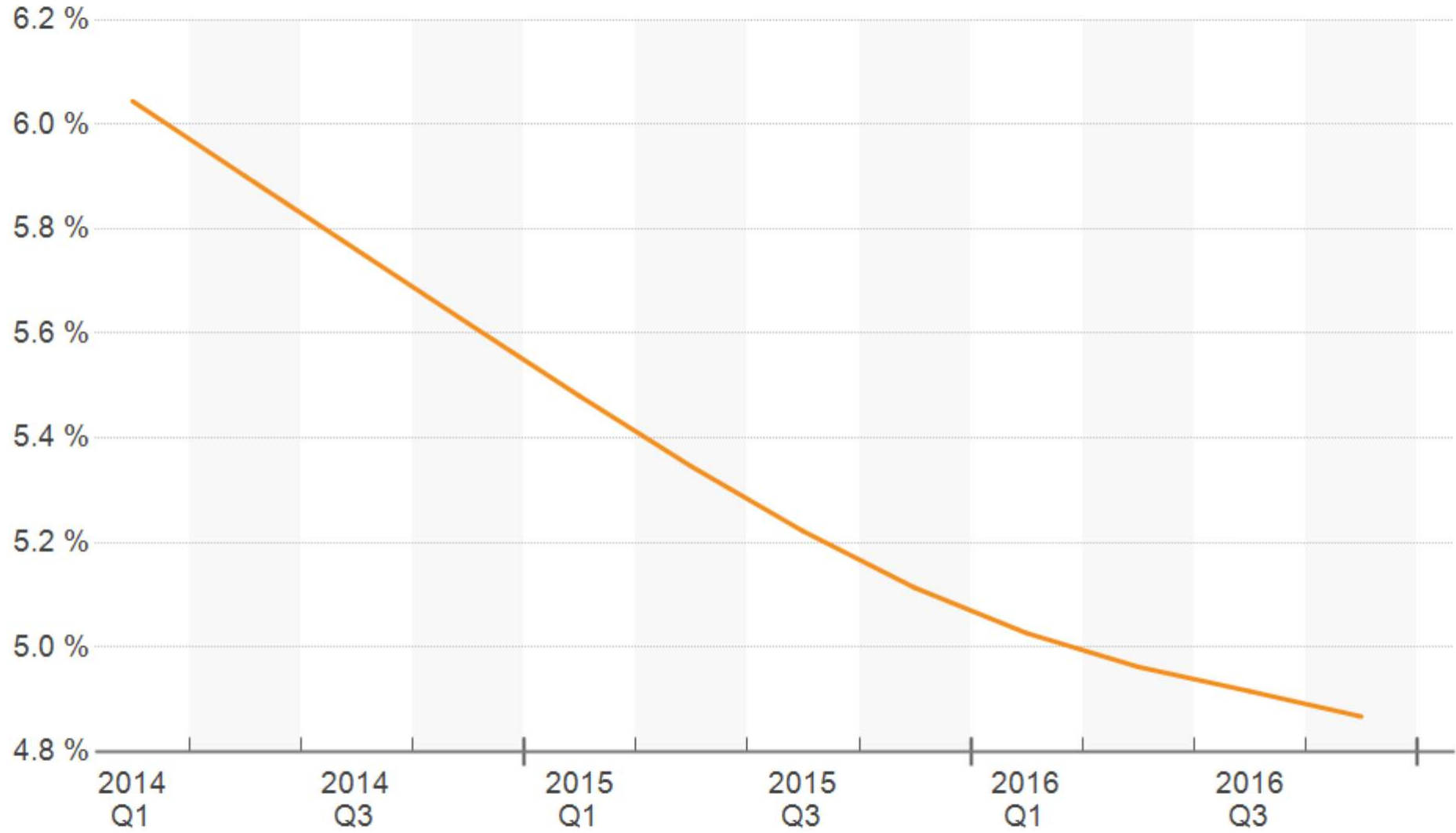


# Greeley & Surrounding Area - Retail

## Vacancy Rate



## Greeley & Surrounding Area - Retail

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
NNN Rent Per SF	\$10.54	\$9.78
Vacancy Rate	4.8%	6.6%
Vacant SF	383,763	526,206
Availability Rate	7.2%	10.1%
Available SF	583,318	811,910
Sublet SF	11,962	15,330
Months on Market	23.1	22.3

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	708	704
Existing SF	8,062,496	8,039,651
12 Mo. Const. Starts	83,029	31,151
Under Construction	71,229	20,175
12 Mo. Deliveries	14,000	18,331

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	24,331	86,019
12 Mo. Leasing SF	240,317	238,696

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$123	\$98
Asking Price Per SF	\$137	\$133
Sales Volume (Mil.)	\$39	\$45
Cap Rate	7.0%	6.9%